

# \$1,149,900 - 2707 Dulce Lane 1, Austin

MLS® #6846663

## \$1,149,900

3 Bedroom, 3.00 Bathroom, 2,492 sqft  
Residential on 1.38 Acres

Enclave at Dulce Lane, Austin, TX

Location! Location! Location! New condo built be Wes Peoples Homes in a highly desirable neighbourhood in 78704. Directly across from the South Austin Tennis Center. Conveniently close to restaurants, shopping, and local venues just minutes from downtown. Today, this unit will have views of the downtown skyline. Contemporary finishing throughout including wood and tile flooring with high end kitchen appliances and cabinets. High energy efficiently with tankless water heater and upgraded insulation. High ceilings throughout with contemporary fixtures in all baths. Covered balcony and office at master bed. Contact us now as there are limited opportunities with only 17 units being built. Buyers will have an opportunity to select interior finished such as paint, cabinets, and flooring as this unit just started. Grand opening incentives available.



Built in 2023

## Essential Information

ListingFeed	abor_vow
MLS® #	6846663
List Price	\$1,149,900
Sale Price	\$1,167,776
Sale Date	December 29th, 2023
Bedrooms	3
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	2,492
Acres	1.38
Year Built	2023
Type	Residential
Sub-Type	Condominium
Status	Closed

### Community Information

Address	2707 Dulce Lane 1
Subdivision	Enclave at Dulce Lane
City	Austin
County	Travis
State	TX
Zip Code	78704

### Amenities

Utilities	Cable Available, Electricity Available, Fiber Optic Available, Natural Gas Available, High Speed Internet Available, Phone Available, Sewer Available, Water Available, Underground Utilities
Features	Common Grounds/Area, Community Mailbox, Street Lights, Sidewalks
Parking	Attached, Garage, Garage Faces Rear
# of Garages	2
Garages	Garage Door Opener
View	Park/Greenbelt, Neighborhood
Waterfront	See Remarks

### Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Electric Oven, Built-In Gas Range, Dishwasher, ENERGY STAR Qualified Appliances, Exhaust Fan, Electric Oven, Free-Standing Electric Oven, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Range Hood, Self Cleaning Oven, Stainless Steel Appliance(s), Tankless Water Heater, Vented Exhaust Fan
Heating	Central, ENERGY STAR Qualified Equipment, Natural Gas, Separate Meters, Zoned
Cooling	Central Air, Ceiling Fan(s), Electric, ENERGY STAR Qualified Equipment, Separate Meters, Zoned
Fireplaces	None
# of Stories	2

Stories                      Two

**Exterior**

Exterior Features	Balcony, In-Wall Pest Control System, Rain Gutters
Lot Description	Landscaped, Sprinkler - Rain Sensor, Sprinklers Automatic, Sprinklers In Ground, See Remarks, Few Trees, Views
Windows	Double Pane Windows, ENERGY STAR Qualified Windows, Insulated Windows, Low Emissivity Windows, Screens, Vinyl
Roof	Shingle
Construction	Blown-In Insulation, HardiPlank Type, Masonry, Stone
Foundation	Slab

**School Information**

District	Austin ISD
Elementary	Dawson
Middle	Lively
High	Travis